

**LAWRENCE ROONEY**  
ESTATE AGENTS

**The Martingales, Farriers Fold, Gill  
Lane, Walmer Bridge, Preston,**

**£850,000**

# **The Martingales, Farriers Fold, Gill Lane, Walmer Bridge, Preston, Lancashire, PR4 5DR**

**Exciting opportunity to acquire this captivating new build detached property set within a gated courtyard accessed via a private lane.**

- Captivating Detached Residence
- Gated Courtyard Setting
- Semi Rural Location
- Bathroom & Three En-Suite
- Integral Single Garage
- Five/Six Bedrooms
- Impressive Main Bedroom & Dressing Room
- Open View To The Rear
- Hardwired Cat 6 Network Ports
- Fibre Internet Connection
- Oak Staircase With Black Metal Spindles

Exciting opportunity to acquire this most attractive new build detached property set within a gated courtyard accessed via a private lane. Built with some of the latest energy saving technology including, solar panels, underfloor heating (to the ground floor), air source heat pump and a MVHR system. Positioned within this new development of only three distinctive properties that affords a secluded semi-rural location within easy reach to the village amenities of Walmer Bridge. The Martingales is a stunning detached residence with accommodation arranged over three inviting levels, approximately 2500 sq ft, comprising: open porch, hallway, integral single garage, lounge, fabulous open plan living kitchen with media wall, utility room, cloakroom, plant room, main bedroom with a dressing room and en-suite bathroom, four/five bedrooms and a four piece family bathroom. Outside garden areas, integral single garage and the courtyard will also have visitor parking spaces. A simply outstanding family home offered for sale with NO CHAIN DELAY that has to be viewed to fully appreciate.







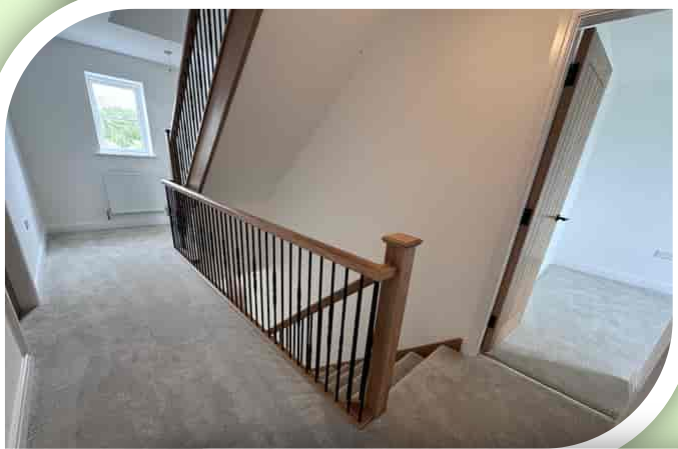
## GROUND FLOOR

Access to the Martingales is via the impressive Oak open porch, stepping into the entrance hall having a tiled floor and a Oak staircase with black metal spindles leads to the first floor landing. To the right the principal reception room is a spacious lounge having two front facing windows, underfloor heating, network points and space for a log burning stove. Across the rear of the property is the perfect family space with a stylish fitted kitchen, dining and sitting areas. A tiled floor with underfloor heating spans this space, two sets of patio doors open out onto the rear garden, the sitting area has a media wall with illuminated niches, fitted kitchen with integrated appliances and island/breakfast bar counter. Access into a large utility room with a plant room and W.C. From the hallway is access into the integral garage with remote control sectional door.









## FIRST FLOOR

At the first floor double doors from the first floor landing open into an impressive main bedroom with an opening through to a dressing room and four piece ensuite featuring a free standing bath. Across the landing the second bedroom is serviced by a three piece en-suite shower room, bedroom three offers a pleasant view out over the fields to the rear of the property, bedroom four would make a useful study and the four piece family bathroom also features a free standing bath.

## SECOND FLOOR

To the second floor there are a two further bathrooms with Velux roof lights and both access to a three piece shower room.



## **OUTSIDE**

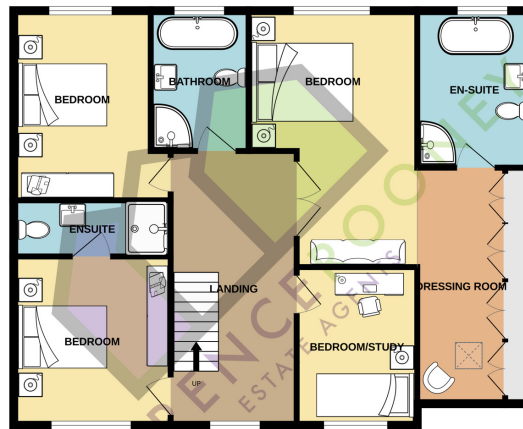
Approach to the property is via a courtyard to a dedicated paved driveway. The front has an open porch, paved pathways with feature lighting and planters. The rear is enclosed with composite fencing, slat privacy screen, laid to lawn and paved patio area.



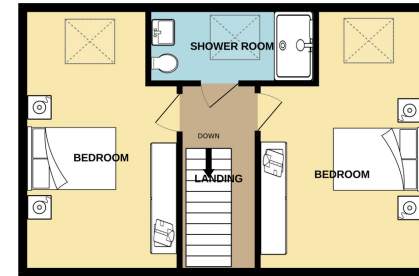
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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